

August 22, 2011

John Komoroske, Chairman
Alexandria Planning Commission
3106 Circle Hill Rd.
Alexandria, VA 22305

Re: DSP#2011-0016

Dear Chairman Komoroske,

It has come to the attention of several West End residents that a plan has been submitted by the Polk Avenue Brothers and the Bonaventure Realty Group on June 10, 2011, to construct 42 apartments at the site of 5325 Polk Ave. As a result, the preliminary proposals were discussed at a public forum at the Brookville-Seminary Valley Civic Association (BSVCA) Quarterly Meeting on July 19, 2011.

If it is the intention of the Planning Commission to move ahead with this proposal, we respectfully request that the City schedule a formally constituted Public Hearing by the Planning Commission this Fall, with adequate notice to residents, opportunities to testify and a full written report provided afterward and disseminated to the participants. We want an opportunity also for a community information session, to discuss this proposal so the surrounding residents may be made aware of the specifics of this plan. This would include, but is not limited to, members of the Seminary Hill Civic Association, the Parkside Community Association, the Overlook Condominium Association and the Brookville-Seminary Valley Civic Association. We also request that adequate public notification be provided, at least three weeks ahead of the scheduled meeting or hearing, so those interested in this project may make plans to attend. A community meeting does not replace the request for the full formal Public Hearing under the auspices of the Commission.

We would like to note that the Planning Commission unanimously deferred any action for development of this same parcel at its meeting on June 5, 2007, "to construct [17] multi-family townhouse- style condominium units" for Site Plan #2005-0012.

The new plan triples the density and does not address any of the issues previously raised during the public hearing. According to City staff, no follow-up submissions were ever received to the list of follow-up questions submitted by the Planning Commission to the developer.

We would ask that the Planning Commission and the Planning staff address the following concerns in their detailed review of this new plan as stipulated in City Zoning Ordinance Section 11-410, for both the preliminary and final site plans:

--Adequate provision should be made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage, including hazards to sidewalks from roof water. (The City's own records indicate that this tract contains extensive marine clay soil.)

---Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil. (City's records note that the incline on the slope ranges from 40% to 50%. The plan submitted in June 2011 would also require the removal of almost all mature age trees, whose roots help stabilize the soil).

---Adequate provision shall be made to control the slipping and shifting of buildings and structures.

---Adequate provision shall be made to protect other lands, structures, persons and property in the vicinity of this property.

---Adequate provision shall be made for the collection and disposition of all on- and off-site storm water and natural water, including but not limited to on-site drainage retention facilities. Natural drainage shall be made to the ways in accordance with good engineering practice when, in the opinion of the director of transportation and environmental services, good engineering practice indicates improvements.

---Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian plan. (The 2011 preliminary plan does not provide for any guest parking or any loading dock for the delivery of goods and services to future residents.)

Also of concern are:

---accessibility for fire trucks;

---details on the proposed retention walls including construction materials, foundational supports, height and appearance;

---details on complying with the federal access requirements for the Americans With Disability Act, given the steepness of the slope and the limited thoroughfare; and

---height and density of a multi-family complex in a residential area, without an adequate "buffer" zone.

On behalf of neighboring residents, we would request we be continually updated by the City on what is happening on this parcel. Point of Contact is K. M. Burns, at burnskathy@earthlink.net or at 703-824-1799.

Attached is a list of names, signatures and email addresses of those who are voicing their concerns and whose properties would be seriously impacted by the proposed development of these multi-family units in the midst of a residential enclave.

We look forward to working with you and City staff on this project. We also request that members of the Commission personally visit this site because of its unusual configuration, elevation and drainage issues.
Sincerely yours,

Residents who have signed the attached Petition from Polk Avenue, Palmer Place, Pender Court, Pegram Street, Pelham Street, Richenbacher Avenue, Vail Street and Rapidan Court. We have submitted this in person to Jackie Henderson, City Clerk, with copies to all Commission members.

CC:

Members of the Alexandria Planning Commission
Ms. Faroll Hamer, Director, Alexandria Planning and Zoning Department
Rich Baier, Director, Alexandria Transportation and Environmental Services
Mayor and Members of the Alexandria City Council

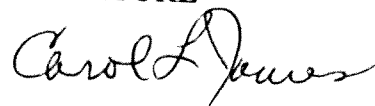

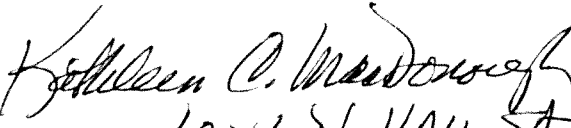



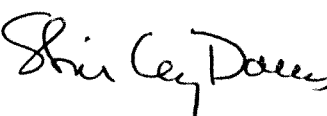
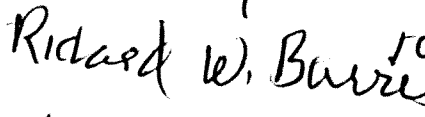
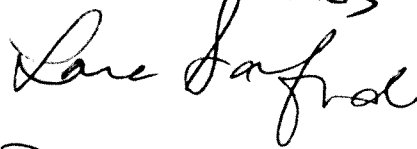

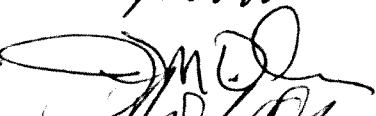


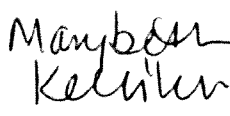
ATTACHMENT:

Spreadsheet with signatures of local residents concerned about the proposals for 5325 Polk Ave.

submitted to City on 10 Aug. 22, 2011

PETITION FOR THE ALEXANDRIA PLANNING COMMISSION

We, the undersigned Alexandria residents, voice our concern and opposition to the plan, DSP#2011-0016, as proposed, which was filed with the City of Alexandria on June 10, 2011, to construct 42 apartments at the site of 5325 Polk Ave. We request that the City officials charged with consideration and implementation of such a plan hold public hearings on this matter, in order that we residents have a chance to present our comments to make sure that any plan presented falls within acceptable community standards.

| NAME (print) | SIGNATURE | ADDRESS | EMAIL |
|---------------------|---|---------------------------------------|-------------------------------|
| Carol L James |  | 1000 N Vail St | cjcomm @cjcomm .com |
| Portia Joyner |  | 1015 N. Vail St | joynerp@hotmail.com |
| Kathleen MacDonough |  | 1014 N. VAIL ST | KcMacDonough @comcast.net |
| Elisa Aglieco |  | 1012 N Vail St | |
| JOHN AGUECO |  | 1012 N. VAIL ST | johnastep@hotmail.com |
| Darylanne Clapp |  | 1004 N. Vail St | darylanne.Clappe gmail.com |
| Shirley Downs |  | 1007 N. Vail St. | Shirley Down @Verizon.net |
| RICHARD W. BURRIS |  | 1007 N. Vail St. | R.W. BURRIS @Verizon.net |
| Lara Sanford |  | 1003 N VAIL ST | LARANOELLE@ COMCAST.NET |
| Patrick Williams |  | 1001 N. Vail St | pvillains@moderate.com |
| Juan Marcos Vilar |  | 5433 Rickenbacker Ave | vilarj@ seiu.org |
| Michael D. Moss |  | 1000 N VAIL ST | mossm@cjcomm.com |
| Stevan Jordan |  | 1009 N. Vail St | stevan.jordan @verizon.net |
| Manberr Kelliker |  | 1009 N. Vail St. Alexandria, VA | MBCHEMCON |

received 10 May 07 10:47. 22, 2011

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| NAME (print) | SIGNATURE | ADDRESS | EMAIL |
|------------------------|------------------|--|-----------------------------|
| JOHN THOMAS Burch, Jr. | | 1015 N. Pelham St ALEXANDRIA, VA 22304 | j.burchjr@comcast.net |
| Linda S. Burch | Linda S Burch | 1015 N. Pelham St. Alexandria, VA 22304 | lsburch@gmail.com |
| Sarah Huh | | 1032 N. Pelham St Alexandria VA 22304 | |
| Joe Huh | | 1032 N Pelham St Alexandria VA 22304 | |
| Eric Nelson | | 1004 N. Pelham St Alexandria VA 22304 | |
| Edward Hart | | 1004 N. Pelham St, Alexandria, VA | |
| KATHLEEN M. BURNS | Kathleen M Burns | 1036 N 22304 1036 N. Pelham St. , Alex 22304 | |
| J. STEPHEN RAMEY | | 1036 N. Pelham St. Alexandria, VA 22304 | |
| Ronald K Shamblyn | | 1001 N Pelham St Alexandria, VA 22304 | |
| Andrea L. Shamblyn | | 1001 N. Pelham St. Alex., VA | |
| Leonard S. Selman | | 22304 1040 N. Pelham St, Alexandria 22304 | |
| Jean L. Selman | | 1040 N. Pelham St. | |
| Holly Kasmussen | | 1018 N. Pelham St. | hollymkasmussen@hotmail.com |
| DON LAWREN | | 1008 N. Pelham St | |
| Madeline Mortelmans | | 1012 N. Pelham | lepagen1@yahoo.com |
| Maida Loeschner | | 1000 N. Pelham | |
| MARC SCHIE | | 5325 RICHENBACHER ME VA Alex 22304 | m.buckione@AOL.com |

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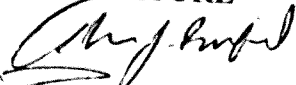
NAME (print)

SIGNATURE

ADDRESS

EMAIL

THOMAS BICKFORD



1016 N. PELHAM ST
ALEXANDRIA, VA
22304

THBICKFORD@COMCAST.NET

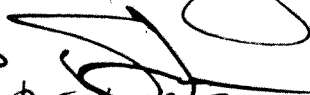
REBECCA MARQUEZ



1016 N. PELHAM ST
ALEXANDRIA, VA 22304

marquez.rebecca@gmail.com

STEVEN LUCAS



1011 N. PELHAM ST
ALEXANDRIA, VA 22304

LUCASSTEVEN@COMCAST.NET

Monique H. DEVEREUX

Monique H. Devereux

5324 POLK AVE Monique H. Devereux

Monique H. DEVEREUX

Monique H. Devereux

1028 North Pelham
OWNERS

JAMES P. DEVEREUX II

James P. Devereux II

5324 POLK AVE 703-671-3911

Jennifer Rice

Eugene Huber

1002 N. Pelham St 703-461-3706

1014 N. PELHAM ST 22304

Bette Jo Sullivan

WJ Sullivan



1022 N. Pelham St 22304

" " " " "

VINA C. T. NGUYEN

1038 N PELHAM ST 703.217.9050

Anna Belle Fuller

5206 POLK AV Alex VA 22304

Robert L. Lipnick

5308 Pender Ct, Alexandria, VA 22304

JAMES S. SCHONBERGER



1142 N. PELHAM ST. Alex, VA 22304

Deborah Schonberger



" " " " " "

Marilyn Horner

Marilyn Horner

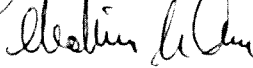
1026 N. Pelham St Alex VA 22304 (owner)

James Horner

James Horner

1011 N. Pelham St Alex Va. 22304 (owner)

HALIMA H. OMAR



1030 N. PELHAM ST.

ARAB 22.7 A. OMAR



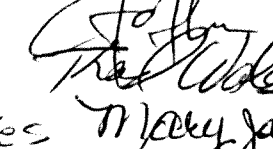


1030 N. PELHAM ST

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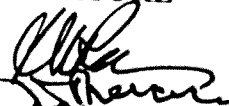
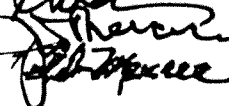
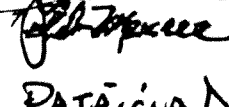
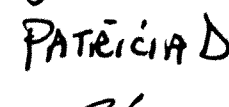



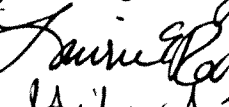
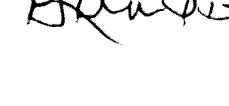
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| NAME (print) | SIGNATURE | ADDRESS | EMAIL |
|--------------------------------|--|----------------------|-----------------------|
| Rosaline Benno YANEEN BENNO |  | 1107 Palmer Place | |
| Randy Stein | Randy Stein | 1124 Palmer Pl. | |
| Deborah Bittman | Deborah Bittman | 1124 Palmer Pl. | |
| Katie Odell | Katie Odell | 1124 Palmer Pl. | |
| LINDA BRANDT | Linda Brandt | 1140 Palmer Pl. | LSB7733@MSN.COM |
| Kemma Merid |  | 1147 Palmer Place | MeridL@yahoo.com |
| TITAD WALES |  | 5303 Parker Ct | wales_tha@prodigy.net |
| Mary Jane Fowkes | Mary Jane Fowkes | 5401 Rickenbaker Ave | Alexandria VA 22304 |
| Vera de Paulis | Vera de Paulis | 1027 N. Pelham St. | |
| Kathy Wahl | Kathy Wahl | 1148 Palmer Place | kathy.wahl@gmail.com |
| Bruce Wahl | Bruce Wahl | 1148 Palmer Place | bnwahl@gmail.com |
| STEPHANIE BAKER | Stephanie Baker | 820 RAPIDAN COURT | STEBLBAKER@GMAIL.COM |
| EDWARD B. BAKER, JR | Edward B. Baker, Jr | 820 RAPIDAN CT | TBAKER@JHU.EDU |
| Brian Knipple | Brian Knipple | 1210 N. Pegram St. | avalanche@AOL.com |
| Leslie Knipple | Leslie Knipple | 1210 N. Pegram St | |
| Emaline Henard | Emaline Henard | 1360 N. Pegram St | |
| Robert A. Moore | Robert A. Moore | 5071 Polk Ave | ekenard@msn.com |
| | | ra.moore@comcast.net | |

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| NAME (print) | SIGNATURE | ADDRESS | EMAIL |
|---------------------|---|-----------------------------|--------------------|
| David L. Perchbuck |  | 1006 N. VAIL ST | |
| James D. Mercer |  | 5429 RICHENBACHER | |
| Elizabeth P. Mercer |  | " " RICHENBACHER | |
| Patricia Dillon |  | 5423 RICHENBACHER AVE | |
| Charlotte M. Ross |  | 3437 RICHENBACHER AVE | |
| Veronica Nolan |  | 1002 N. VAIL ST. Alexandria | |
| Kareem El Akil |  | VA 22304 | uvanolan@gmail.com |
| Laurie Rodriguez |  | 1002 N. VAIL ST | |
| Gila Harris |  | 1011 N. VAIL ST. | affda978@yahoo.com |
| | | 5435 RICHENBACHER | 703-671-9055 |

